

MINUTES FROM PRE-HEARING MEETING - TAMAHERE EVENTIDE & ATAWHAI ASSISSI RETIREMENT VILLAGES/REST HOME

MEETING DATE: Thursday 6th August 2020, 11.00 - 12pm – Zoom

ATTENDEES: Katherine Overwater (WDC), Jonathan Clease (Planz Consultants), Louise Feathers (Consultant from Feathers Planning acting on behalf of Tamahere Eventide Retirement Village and Atawhai Asissi Rest Home)

MEETING MINUTES:

Opening

Jonathan

- Discussed current thinking for retirement village provisions in the Rural Zone.
- Indicated that his approach is to keep the analysis short and succinct for the activity rules given the number of submissions
- Mentioned that Hamilton City Council were key submitters on this matter wanting to ensure strategic growth occurs that does not implicate the city's growth.
- Country Living Zone provisions will be required for the Tamahere Eventide village.
- Rural Zone provisions will be required for Atawhai Asissi Rest Home.
- The rezoning hearings are set for February 2021 which will address the zone request for Asissi Rest Home to become Country Living zoned (as sought through that hearing).

Provisions for Retirement Villages and specifically making provision for existing villages/homes

- In terms of the Rural Zone provisions for retirement villages, Jonathon is taking a strategic approach in terms of how growth is to be managed.
- Indicated that generally he did not anticipate retirement villages to go into the Rural Zone given that they are generally similar in character to the Residential Zone provisions for high density development.
- Zoning should accommodate retirement villages. With more residential land becoming available through zone requests, this should provide some opportunities.
- However, his thinking is that existing retirement villages are to be provided for in the PDP. However generally DP's use schedules and this was not proposed in the PDP.
- Current thinking is that there would be some site specific rules providing for the operation and alterations to Tamahere Eventide Village and Asissi Rest Home as a permitted activity provided it does not increase Net Floor Area.
- Looking at a restricted discretionary rule for additions, with matters of discretion based on those put forward in Council's submission.
- Discussed Council's submission briefly in respect to the rule that was provided by Council (relatively comprehensive).
- Looking to provide for new retirement villages as Non-Complying activities in the rural Zone and is still considering whether they should be discretionary or non-complying in the Country Living Zone.

- Discussed consideration of the Tamahere Country Club, being an existing activity (Katherine to confirm that the resource consent for this development encompasses the whole site).
- Also discussed Lyndendale Farms (who were previously represented by Feathers Planning), which is a 56ha property (Katherine also to confirm status of current Resource Consent - last status on hold).
- Discussed the Country Living Zone provisions and what to do with these.

Louise

- The Objectives and Policies in the Rural Zone have been a challenge for retirement villages from a consenting perspective, as they are heavily focused on protecting the rural zone for primary production and high class soils.
- For Non-Complying activities, the Objective and Policy framework makes it extremely difficult for Retirement Villages.
- The Operative District Plan provisions are not much more helpful in that regard.
- Discussed the definition of “rest home” and “retirement village”. Katherine to follow up on these definitions from hearing 5.

Jonathan

- Referred to signage rules and mentioned that he is not worried about internal signage.

Louise

- Most important consideration is the Objective and Policy framework and making provision for existing retirement villages.

Jonathan

- Re-iterated that he is looking at a permitted activity rule for the operation of existing retirement villages, a restricted discretionary rule for additions to existing villages, and Non-Complying activity rule for new proposals.

Louise

- Discussed the timing of the existing consent process. Jonathon mentioned that the hearing is scheduled for end of September (28th of September). Katherine mentioned timing for the District Plan decisions (September 2021). Louise indicated that they will aim to lodge consent for Atawhai Assisi prior to the hearing.

Closing

- Jonathan mentioned that timeframes are relatively tight to share draft provisions before the S42A report is due. However there will be an opportunity through the exchange of evidence/ rebuttal processes prior to the hearing.
- Our positions are in alignment, but there may be some further refinement needed.
- Katherine to type up meeting notes and send to all parties, as a record of this discussion.